Heritage Statement:

2 Havant Road Emsworth PO10 7JE

Please see below the Heritage Statement with respect to the above.

The application contains a building known as Fiscal House at 2 Havant Road in Emsworth. The most original part of the building on the site was a C19th Public House. It is a two storey building which is currently in use as a gym and is also positioned on the corner of Warblington Road and Bath Road. It lies just inside the boundary of the Emsworth Conservation Area and is located opposite a Grade II listed building at No. 4 Havant Road.

When assessing the proposal, the following legislation and policy context is taken into consideration. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

The NPPF (July 2021) sets out in Chapter 16 the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions in the following paragraphs:

184 Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are intentionally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

189 In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190 Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

191 Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

192 In determining applications, local planning authorities should take account of:

(a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
(b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
(c) The desirability of new development making a positive contribution to local character and distinctiveness.

Havant Borough Council

6 September 2024

Considering potential impacts:

193 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194 Any harm to, or loss of, the significance ofa designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

(a) Grade II listed buildings, registered parks or gardens, should be exceptional.
(b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

With regards to local planning policy, policies CS11, CP16 and DM20 are relevant. The relevant Emsworth Neighbourhood Plan policies are H1 and H2.

Number 2 Havant Road acts as a gateway building into the Conservation Area. The existing wall which runs parallel with Warblington Road will remain. The part of the building is closest to the adjacent listed building at No. 4 Havant Road but due to the separation distance the impact on the adjacent listed building is considered to be negligible. The proposal in this regard also meets the test of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Overall it is considered that the proposal will serve to preserve and enhance the character of the conservation area and therefore meets the test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Yours sincerely

Peter Terry